

Penoyre & Prasad

UCL Institute of Education, 20 Bedford Way
Design & Access Statement
Woburn Square Property Solution
Planning and Listed Building Consent Application WS03
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Contents

1 Introduction

2 Site

3 Consultation Process

4 Development Proposals

5 Sustainability

6 Access and Movement

1

Introduction

01 Introduction

20 Bedford Way was designed by Architect Sir Denys Lasdun and Partners, completed in 1977 and is a Grade II* Listed building. It is located within the Bloomsbury Conservation Area, part of the London Borough of Camden. The building typifies Brutalist architecture, with a language of long expanses of concrete and bronze aluminum facade, stepped terraces and towers.

The building is considered a masterpiece of Lasdun's later work. It is our understanding that the main significance of the Listed Building status is derived from its' external appearance, with the bold expression of its' structure and function, distinctive massing and form and use and quality of materials. The 'Listed' description confirms the high quality of external finishing, as well as the flexibility of its interiors.

The building is part of a functioning university and, 42 years on, the majority of interiors have already been extensively altered, whilst externally the building remains a striking landmark with original fabric of the external elevations, circulation cores and structural elements retained. At this time however the infrastructure and building services are nearing the end of their serviceable life. In addition, the increasing demands on educational and welfare space, changes in patterns of use and poor thermal performance of the facade need to be addressed to ensure the building can provide an appropriate environment to reflect the world-leading status of the IOE faculty and of UCL and reach its full potential.

This Design and Access Statement has been prepared by Penoyre & Prasad and Architon LLP on behalf of UCL as part of a Planning and Listed Building Application to the London Borough of Camden (LBC). This application relates to 'Phase 2' works which include Levels 5 Zone C. It should be read in conjunction with the other supporting application documents as follows.

Consent has previously been granted for applications for changes to Level 5 and Level 9. The works that are being applied for here are almost identical to what was proposed on Level 9 and are now being relicated on Level 5.



Historical photograph of
20 Bedford Way

Accompanying Information

The Design and Access Statement is to be read alongside the following documents:

- Application Drawings prepared by Architon LLP
- Schedule of Works prepared by Architon LLP
- Heritage Statement prepared by Alan Baxter
- Acoustic Statement prepared by Buro Happold
- Planning Statement prepared by Deloitte
- Structural Statement prepared by TAK Structures

01 Introduction

Project Vision

University College London (UCL) occupies a number of architecturally significant buildings in and around Bloomsbury, with the Institute of Education (IOE) in 20 Bedford Way at the heart of the Campus. The condition of the existing accommodation at IOE 20 Bedford Way is poor, with inherent safety, maintenance and infrastructure problems. UCL has developed an aspirational masterplan which identifies a phased approach to bring IOE 20 Bedford Way up to modern standards that reflect the world leading status of UCL, while also delivering much needed teaching space.

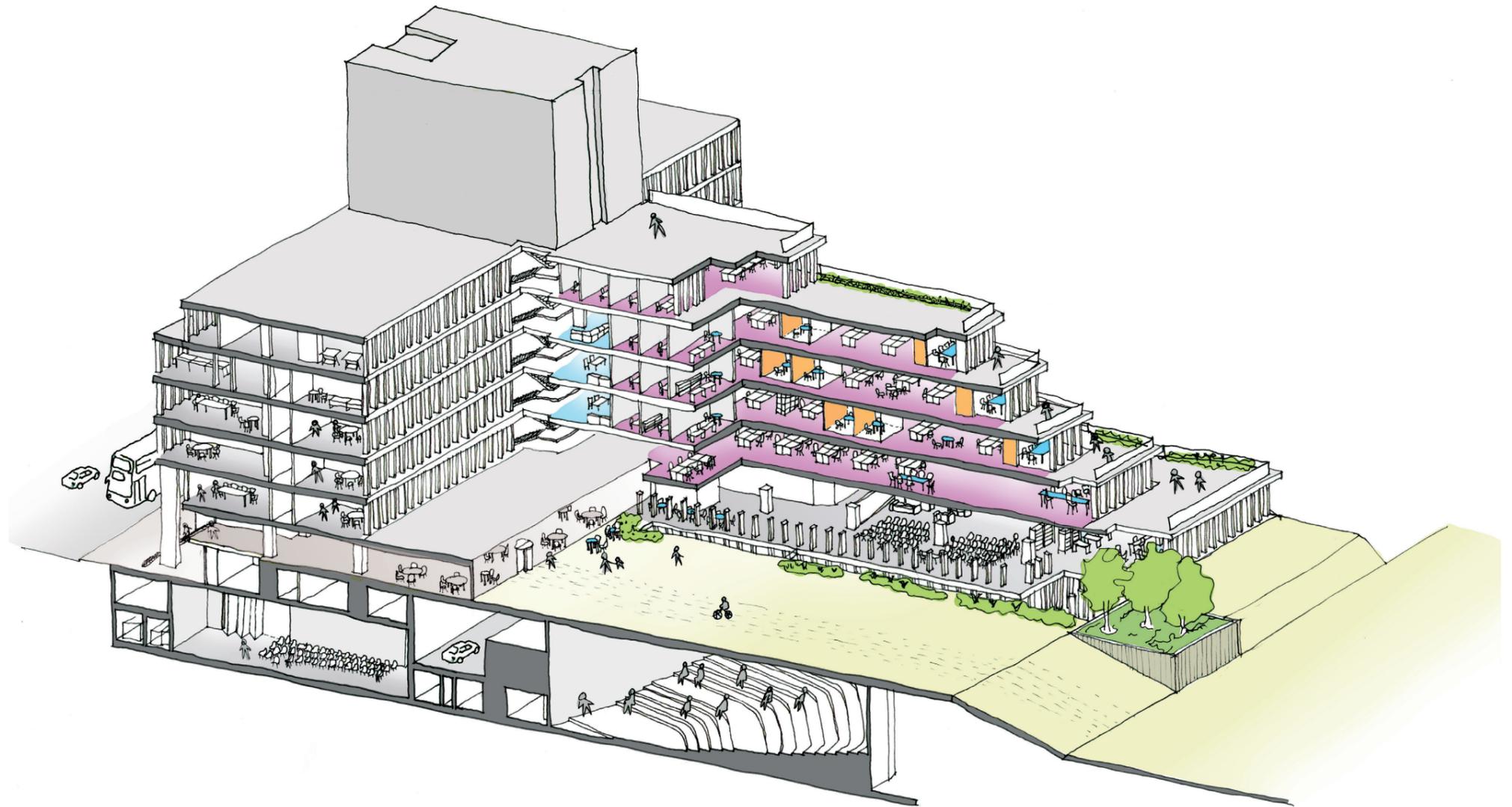
In May 2019, Phase 1 of the Masterplan was successfully delivered. The Phase 1 works comprised of a full strip-out and refurbishment of the wing levels 3 to 5 and level 3 Zone C. The design intent for the Masterplan is to replicate the design principles established in Phase 1 in subsequent Phases of the aspirational masterplan.

Phase 2 of the masterplan will create improved teaching, learning and administration and public spaces for the University.

The full extent of the Phase 2 works related to Levels 6-9 of the Wing, Levels 5-9 of the Nib which connects to Core A, Cores A, B and part of C, and Level 5 and 9 of Zone C. Initial applications for the Phase 2A, 2B and 2C workstages have been approved under separate planning and LBC applications. This application continues to build on the previous successful works to date.

Application WS03 Overview

This application focuses on the works related to Level 5 Zone C, which will provide new high quality workspace, thermal upgrades to elements of the external envelope, sanitary facility upgrades and MEP upgrades to facilitate the new function and align with modern standards.



Sketch showing proposed Phase 2A and 2B areas